



Land Development News

County of San Diego
Department of Public Works
January 2009

Improving Our Process

Last year, the Department of Public Works (DPW) Land Development Division set out to improve how we serve our customers by providing a guidance document defining the steps in our grading permit application process, from the plan approval stage to the moment we issue a permit. This outreach effort will help our customers by:

- Reducing how often customers have to personally hand-carry their plans from one permitting counter to another
- Reducing the number of trips people must make to County offices to obtain permits
- Streamlining our permit process - especially for regular applicants who are already familiar with regulations and requirements
- Easing the process for customers who are not familiar with our procedures/protocols by meeting with them to offer guidance before they submit their approved plans for permit issuance

We created an action plan to accomplish these goals, but have since discovered (through meetings with professional organizations) that the plan has not been fully implemented. We are correcting this oversight and implementing the procedure immediately, and this plan is expected to be a positive change to the way we do business. Counter Services and Project Teams have been informed of our new procedure requiring the "Necessary Steps After Grading Plans are Approved" letter to be rolled into every approved original returned to the applicant/engineer.

Counter Services has been improved to better serve our Land Use counters by consolidating with the Department of Planning and Land Use (DPLU). This consolidation will make the land use process easier for our customers by improving department communication and coordination. Counter Services will be more efficient and flexible, which will expedite our permitting process.

New Faces to Land Development

We are happy to announce the following two new additions to Private Development Construction Inspection (PDCI):

Marc Benner - Assistant Engineer - (858) 694-2834 office / (619) 306-8143 cell



Land Development News

January 2009

Marc has joined the County from the private sector and also has prior government employment experience. Marc has been assigned to the North Inspection Team, and you will most likely see him on DPW permitted projects in Bonsall, Fallbrook, and Valley Center. He has taken on a majority of Construction Technician, Mario Rubio's, projects since Mario now covers the South and East regions.

Marc is a Civil Engineer graduate from Cal Poly and holds a Class A Contractor's License. He has worked both as a private consultant and with the City of San Diego. His experience includes various types of land development-related duties; including construction inspection, project management, engineering design, mechanical, HVAC, public improvements, and surveying. He is very friendly and familiar with the land development process.

Lawrence Cuatico - Engineering Technician 3 - (858) 694-3157office / (619) 306-8157 cell

Lawrence comes to PDCI from Land Development's Counter Services, where he has worked since late 2003 issuing DPW permits. His new role will include leading the Watercourse Enforcement process where DPW pursues violators of the County's Watercourse Ordinance (starting with Section 87.601). His duties will include inspecting watercourses with more than 100 acres of upstream tributary area for illegal construction, lack of proper maintenance, and various other tasks as needed. He has assumed these duties from Ferdinand Dagoc, Engineering Technician 3. Ferdinand will now assist with the PDCI section's core function of construction inspection of DPW permits.

Lawrence's background consists of more than 5 years of County service with the Land Development Division specializing in right of way issues, but he is well-versed in the various types of DPW permits. He previously completed 20 years of dedicated service with the U.S. Navy. He has many years of experience with government engineering projects and inspection duties, he is very customer-oriented, and he is a great addition to our team.

Hydrology issues:

Upcoming Guidance Manual for Low Impact Development in Southern California

DPW has been participating in a regional effort to prepare a Guidance Manual (Manual) for Low Impact Development (LID) for Southern California. We currently have a County LID Manual, but the plan is for this new manual for all of Southern California to supersede our County manual once the new manual is complete. The purpose of the new LID Manual is to provide guidance for municipalities, land developers, consultants and other design professionals who prepare stormwater engineering plans and specifications.

LID is an alternative to conventional stormwater management that provides water quantity and quality protection. The goal of LID is to mimic a site's pre-development



Land Development News

January 2009

hydrology – including runoff rates and volumes – by using design techniques that infiltrate, filter, store, evaporate, capture and reuse runoff close to the source of rainfall.

The Manual will be a technical reference guide and not a regulatory document. It will describe structural and non-structural Best Management Practices (BMPs) that reduce the environmental impacts of land development, or re-development, on water resources at the project level. The Manual is designed to be incorporated as a component of the Stormwater BMP Manuals that have been developed and are maintained by the California Stormwater Quality Association (CASQA).

The Manual is being prepared under the direction of the Stormwater Management Coalition (SMC) and funded by a grant from the State Water Resources Control Board (SWRCB) under Proposition 40/Consolidated Grants Program and CASQA. The Technical Advisory Committee (TAC) is comprised of representatives from government agencies, building and construction industry groups, and others. The Manual is being prepared by Cahill Associates Inc (West Chester, PA), Richard Watson Associates (Mission Viejo, CA), and WRT Design (San Diego, CA). For more information on the Manual or the County's participation in the TAC, please contact Sara Agahi at Sara.Agahi@sdcounty.ca.gov.

The final draft will be posted on the SMC website at <http://www.socalsmc.org/projects.aspx>, and should be available for public review in April 2009.

Survey Records System Updated

By Robert Laudy, DPW Unit Manager for Cartographic Services

Cartographic Services is happy to announce that after a concerted effort, the County's on-line Survey Records System (SRS) is up-to-date with recorded documents. The entire backlog of 8,100 documents has been processed and loaded onto the SRS by DPW's Cartographic Services staff led by the efforts of Senior GIS Analyst Kris Lingelser. Because the task was so daunting, a private contractor was called in to supplement staff efforts.

Documents are now up-to-date in SRS as follows: Records of Survey through 11/24/08, Corner Records through 11/10/08, Subdivision Maps through 11/6/08, and Parcel Maps through 10/31/08. Please note it takes roughly six to eight weeks to post recorded documents on our SRS since we must receive official copies of recorded documents and then process these documents through our private contractor for filming and scanning. Thank you all for your patience during this lengthy process. SRS information can be located at: http://www.sdcountyluegepay.com/SRI_Internet/.